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DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### NOTICE OF PREPARATION DOCUMENTATION

**DATE:** October 9, 2008

**PROJECT NAME:** Tiered Winery Zoning Ordinance Amendment

**PROJECT NUMBER(S):** POD 08-012

**PROJECT APPLICANT:** County of San Diego, Department of Planning and Land Use

**ENV. REVIEW NUMBER:** 08-00-004

#### **PROJECT DESCRIPTION:**

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification and to revise the regulations for two existing winery classifications. The project would introduce a new "Packing and Processing: Small Winery" Use Type that would be allowed subject to limitations and with an approved Administrative Permit in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The project would also revise the existing regulations for the "Packing and Processing: Wholesale Limited Winery" and for the "Packing and Processing: Boutique Winery" Use Types to allow these uses by-right but subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Wholesale Limited Winery is currently allowed by right and the Boutique Winery is currently allowed with an approved Administrative Permit.

#### **PROJECT LOCATION:**

The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 (Limited Agriculture) and A72 (General Agriculture) Use Regulations.

## **PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

**Agricultural Resources:** Conversion of crops due to increased demand for wine grapes.

**Air Quality:** Increased vehicle trips from the establishment of new and from the expansion of existing wineries.

**Biological Resources:** Impacts to sensitive species and habitat from the expansion of vineyards and agricultural operations.

**Cultural Resources:** Impacts to cultural and paleontological resources from the expansion of winery facilities, vineyards and agricultural operations

**Geology and Soils:** Increased erosion and siltation from increased activity on unimproved roads and from increase agricultural operations.

**Hazards and Hazardous Materials:** Use of pesticides, herbicides, fuel and other chemicals

**Hydrology and Water Quality:** Erosion and siltation from agricultural operations and construction.

**Land Use and Planning:** Compatibility with neighborhood character.

**Noise:** Increased noise from winery operations.

**Public Services:** Increased demand on fire and police services.

**Transportation and Traffic:** Increased vehicles trips and the impact on the County circulation system.

**Utilities and Service Systems:** Impact to water and sewer agencies to provide services to wineries.

### **Attachments:**

Project Location Map  
Environmental Initial Study